

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 20, 2005

ITEM No. _____

CASE NUMBER/
PROJECT NAME

70-DR-2005
FNBA Center Phase II

LOCATION

17500 N. Perimeter Drive

REQUEST

Request approval of a site plan and elevations for a new 4-story office building in the First National Bank of Arizona (FNBA) Center.

OWNER

UniVest Development
480-421-6707

ENGINEER

Val-Tec Inc.
602-265-6417

ARCHITECT/
DESIGNER

DFD CornoyerHedrick
602-381-4848

APPLICANT/
COORDINATOR

Mike Edwards
DFD CornoyerHedrick
602-381-4848

BACKGROUND

Zoning.

The site is zoned Planned Community Development District with an Industrial Park comparable zoning (I-1 PCD). The Industrial zoning district allows for office and medical office uses as well as manufacturing, storage and warehouse, and related uses. In January 2005, The City Council approved an increase in the allowed building height from 36 feet to approximately 51 feet (plus mechanical screening).

Context.

This 16-acre site is located in the 240-acre Perimeter Center master planned development. This site is located on the inside curve of the 101 Pima Freeway and is surrounded by streets and office buildings. The area along the freeway corridor allows a variety of building heights ranging up to 60 feet. An existing 50-foot tall office building exists on the site.

Adjacent Uses:

- North: Offices, zoned Planned Community Development Dist. (I-1 PCD).
- South: Offices, zoned Planned Community Development Dist. (I-1 PCD).
- East: Offices, zoned Planned Community Development Dist. (C-2 PCD).
- West: Offices, zoned Planned Community Development Dist. (I-1 PCD).

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant requests approval for a site plan, a landscape plan, and elevations for a new four-story office building located south of an existing office building on the same property.

Development Information:

- Existing Use: One office building
- Proposed Use: Additional office building
- Existing Building Floor Area: 140,000 Square feet
- Proposed Building Floor Area: 91,350 Square feet
- Parcel Size: 16.6 Acres
- Building Height Allowed: 50 Feet, 7 inches
- Building Height Proposed: 50 Feet, 7 inches (58 Feet, 7 inches, including mechanical screening)
- Parking Required: 771 Spaces
- Parking Proposed: 955 Spaces
- Open Space Required: 184,448 Square feet
- Open Space Proposed: 197,052 Square feet
- FAR: 0.32

DISCUSSION

Four existing driveways, two on Perimeter Drive and two on Pacesetter Way, provide site access. The existing parking lot was constructed with an excess amount of parking, in anticipation for this new building. The proposed 50-foot tall building matches the architectural style and materials of the existing 50-foot tall building to the north, except the proposed building colors include a darker tan color scheme versus the existing beige color scheme. If the darker color scheme is approved for the new building, the dark tan color scheme will also be applied to the existing building. Other materials include sandstone column accents and silver metal accents to match the existing building.

Pedestrian walkways around the existing building will connect with existing walkways, and new pedestrian accessways will provide a connection to Perimeter Drive to the east. Landscaping will continue to match the existing desert plan materials, including Palo Verde, Palo Verde, and Desert Ironwood trees.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

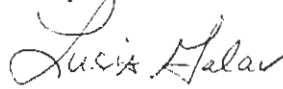
STAFF CONTACT(S)

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Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Black & White Elevations
7. Color Elevations
8. Color Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

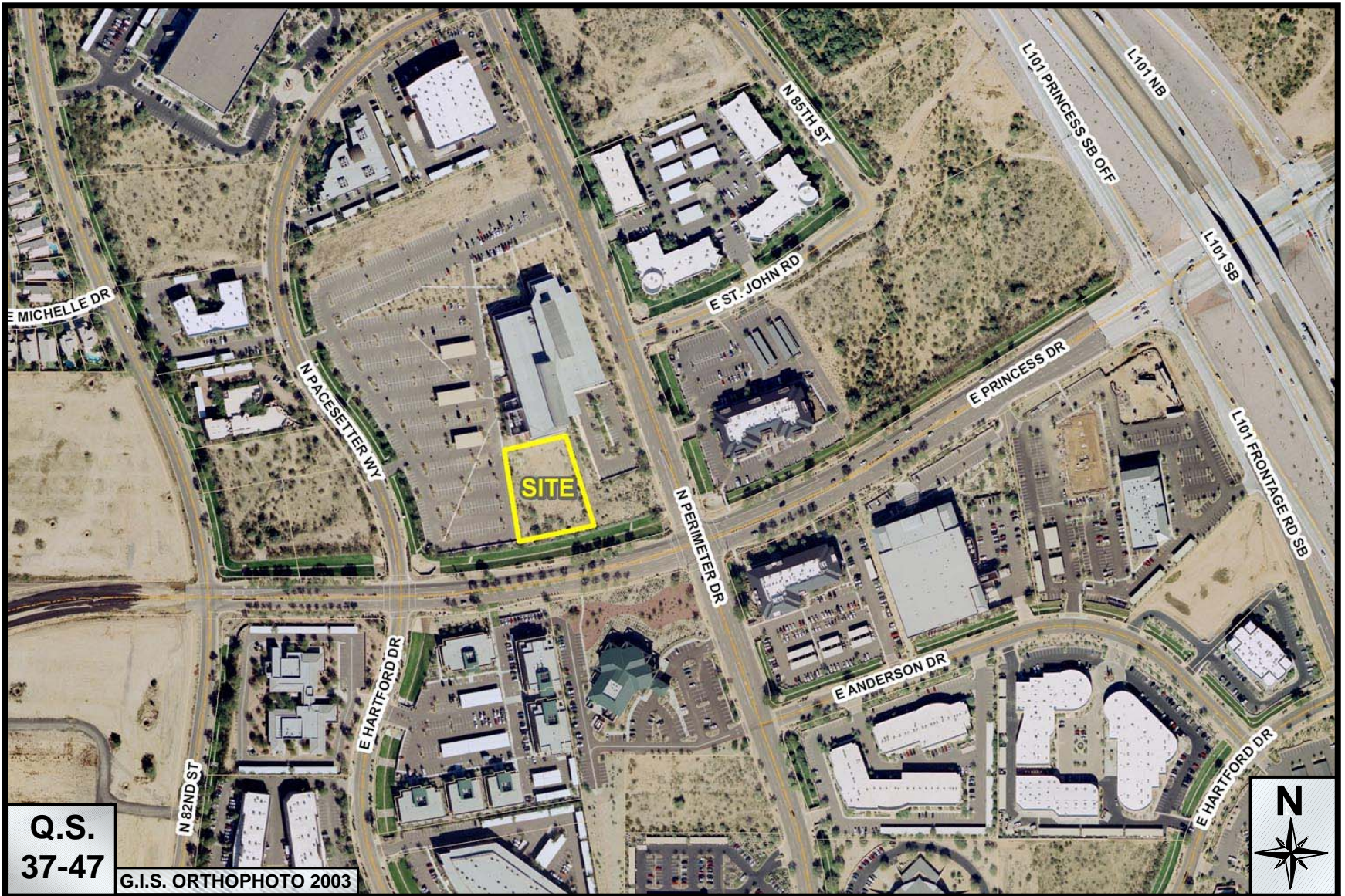
Project Narrative
FNBA Center Phase II
7/26/05

The FNBA Center Phase II is proposed to be a four-story, 90,150 gsf, office development on the northwest corner of Perimeter and Princess Drive. The site is 16.65 acres and contains an existing 140,000gsf two story office building.

The new building will be aligned to the south of the existing building, continuing the massing of the development to Princess Dr. and "fronting" along Perimeter Dr.. A landscaped pedestrian connection separates the two buildings. Employee parking is located at the north and east sides of the site. Visitor parking is at the southeast corner of the site with access from Perimeter Dr. and is shared by both buildings.

The exterior building materials are comprised of EFIS walls, butt glazed windows, sandstone piers and metal accents. These materials are similar to the existing building to create a more cohesive development. The large sandstone piers articulate the building entrances. The relationship of metal canopy at the entry and the mechanical screen continue the massing of the existing building. Vertical metal mullions break up the continuous butt glazed windows. Desert colors will be used to accent the EIFS.

Desert landscaping will be provided around the perimeter of the site as well as at required parking islands. Additional landscaping will be located at all of the entrances and between buildings to create a transition area between the drive aisles, parking and the buildings. A landscaped walkway at the southeast corner of the site will provide tenants with a park-like space.



FNBA Center Phase II

70-DR-2005

ATTACHMENT #2



FNBA Center Phase II

70-DR-2005

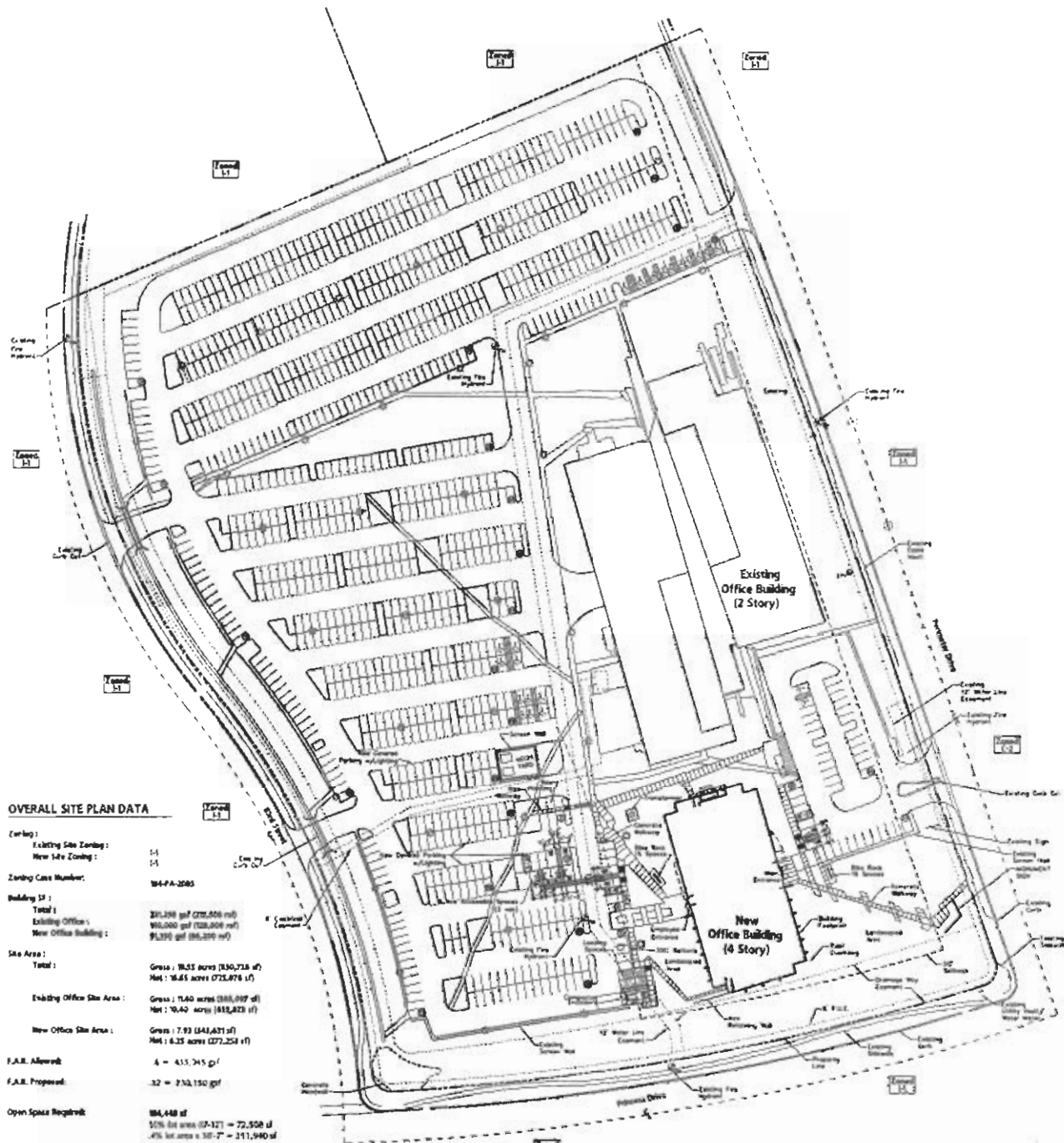
ATTACHMENT #2A



70-DR-2005

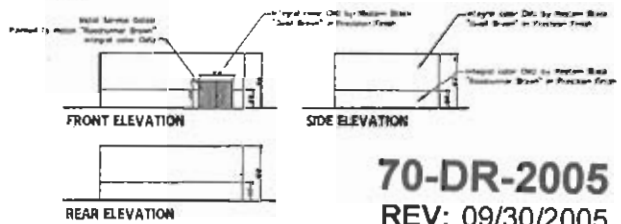
ATTACHMENT #3





Parking Analysis

Required Parking Spaces:	
Existing Buildings	160,000 sf x 1 space/300 sf = 533 Spaces
New Buildings	121,250 sf x 1 space/300 sf = 404 Spaces
Total:	937 spaces (1,338 gsf)
Standard:	780 spaces
Accessible:	21 spaces (4 % of required parking total, (4 min))
Provided Parking Spaces:	
Total:	950 spaces (1,700 gsf)
Standard:	913 spaces
Accessible:	37 spaces (2.4% of total)
Covered Parking:	
Total:	644 spaces (2.9 / 50%)
Standard:	644 spaces
Accessible:	16 spaces (2.4% of covered)



Mechanical Yard Elevations

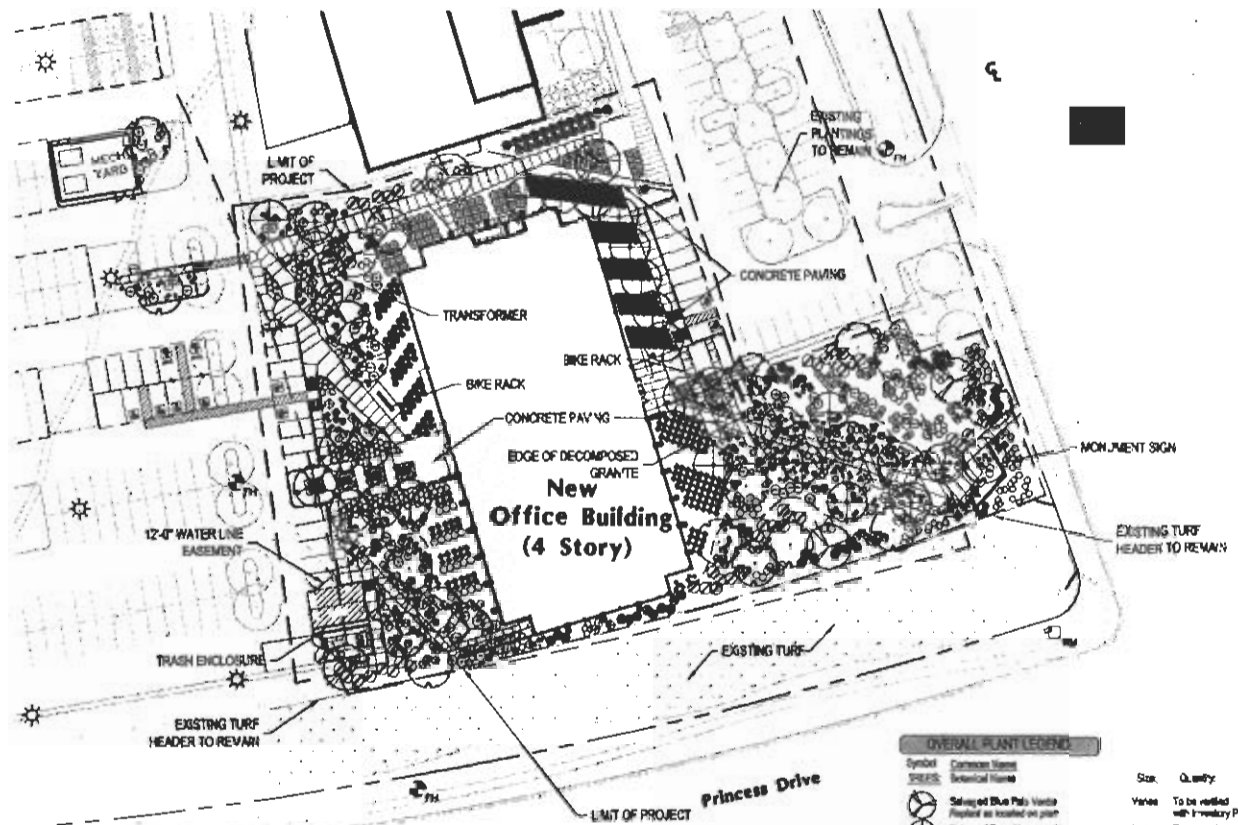
70-DR-2005
REV: 09/30/2005

Site Plan

FNBA Center Phase II
Scottsdale, Arizona

UNIVEST

DRB CASE NO: 70-DR-2005
Revised 9-30-05



OVERALL PLANT LEGEND

Symbol	Common Name Botanical Name	Size	Quantity
	Salvaged Blue Palo Verde <i>Leucaena leucophylla</i>	Varies	To be verified with Inventory Plan
	Salvaged Desert Ironwood <i>Riparian oak</i>	Varies	To be verified with Inventory Plan
	Palo Verde (Thornless) <i>Pereskia grandifolia</i>	36" Dia	5
	Blue Palo Verde <i>Pereskia foldii</i>	36" Dia	14
	Existing Tree to Remain (For Reference Only)		26
SHRUBS AND ACCENTS			
	Desert Senna <i>Sesuvium</i>	5 Gal	54
	Little Bush <i>Encelia californica</i>	2 Gal	52
	Ocotillo <i>Agave schottii</i>	5 Gal	96
	Desert Rattle <i>Agave americana</i>	5 Gal	94
	Murphy's Agave <i>Agave murphyi</i>	5 Gal	42
	Desert Spoon <i>Quercus laevis</i>	5 Gal	63
	Ornamental Agave <i>Agave americana</i>	5 Gal	131
	Red Yucca <i>Yucca elata</i>	5 Gal	205
	Pink Fairy Cactus <i>Cylindropuntia</i>	5 Gal	77
	Walter's Agave <i>Agave waltersii</i>	5 Gal	7
	Purple Prickly Pear Cactus <i>Cylindropuntia</i>	5 Gal	6
	Ocotillo <i>Agave schottii</i>	15" H Dia	15
Total (Shrub or Accent Plant to Remain) (For Reference Only)			

GROUNDCOVERS and PERENNIALS

	New Gold Lantana	1 Gal.	228
	Lantana sp. 'New Gold'	1 Gal.	51
	Lantana sp. 'New Gold'	1 Gal.	57
	Trailing Indigo Bush	1 Gal.	30
	Yucca filamentosa	1 Gal.	11
	Stanleya pinnatifida	1 Gal.	23
	Dianella caerulea	1 Gal.	40
	Papyrus palm	1 Gal.	40
	Mexican Bush Lobelia	1 Gal.	15
	Mexican Tarragon	1 Gal.	13
	Rainieria	1 Gal.	33
	Angelica Delonix	1 Gal.	44

NEED GROUNDCOVERS

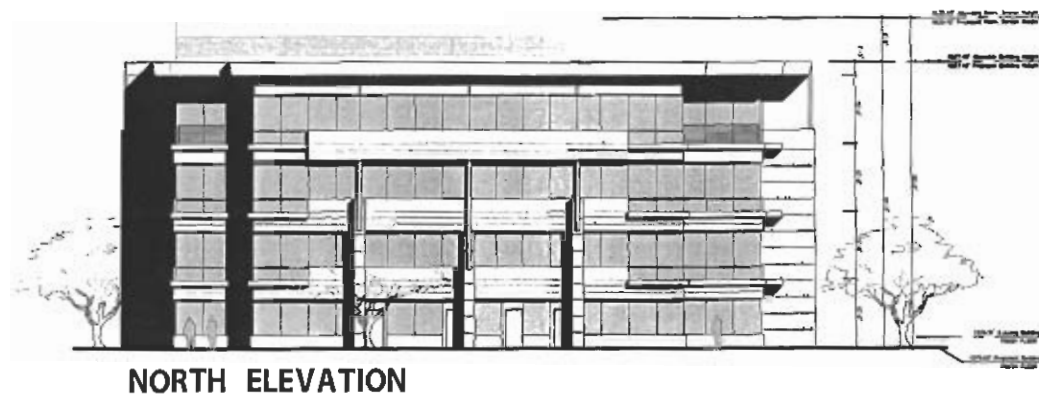
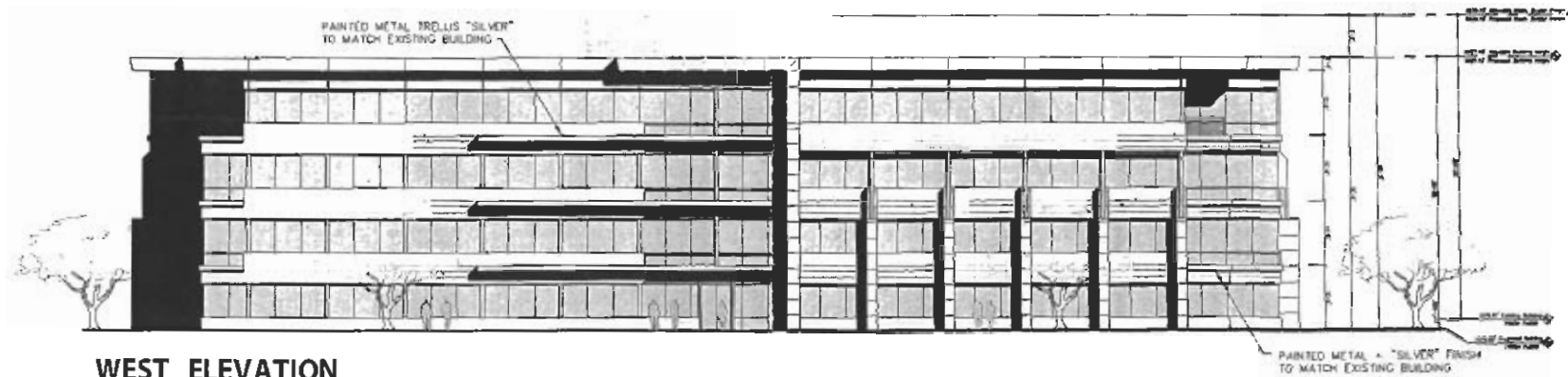
	Native Tree Grass (to Mat)	Sq. Ft.	14,080
	Deciduous Grass	Sq. Ft.	21,540

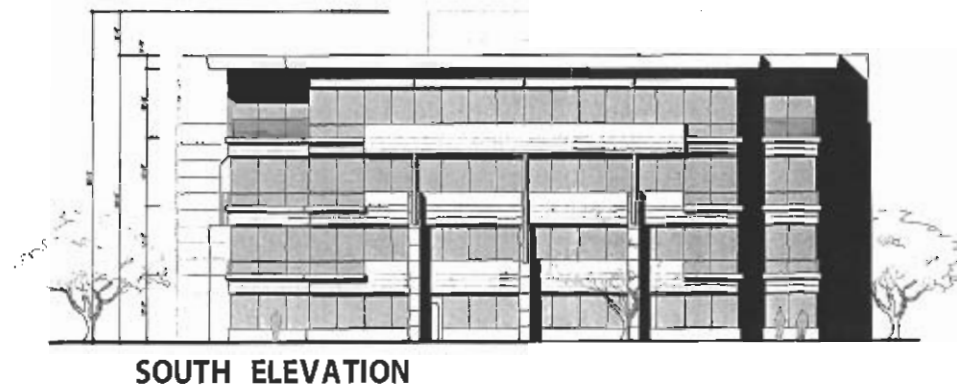
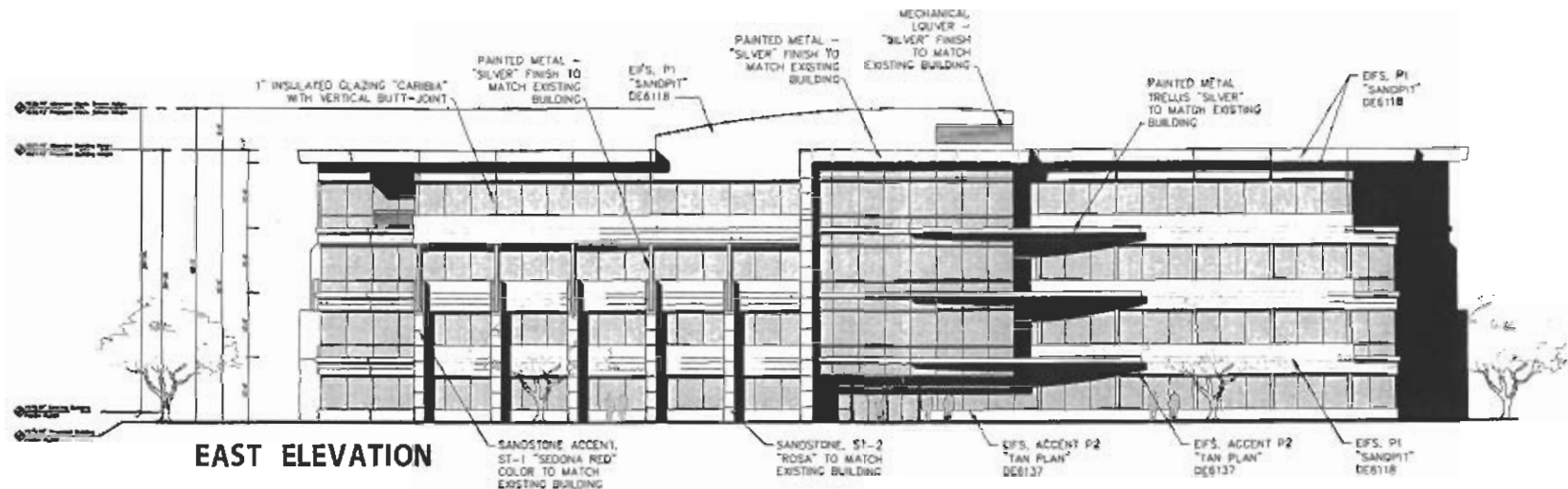
NOTE: Groundcover plants are to be installed at a min. depth of 2\"/>



GENERAL NOTES

1. Development and use of this site shall conform to applicable Ordinance and Ordinances.
2. A minimum of 10% of the project area shall be reserved for the City of Scottsdale's Zoning Ordinance, Article 10, Section 12.30, as amended by the City of Scottsdale's Zoning Ordinance, Article 10, Section 12.30, as amended.
3. Areas within the site boundary are to be cleared of existing vegetation, trees, or other existing structures with a height of greater than 10 feet. The area within the site boundary shall be cleared of existing vegetation, trees, or other existing structures with a height of greater than 10 feet. The area within the site boundary shall be cleared of existing vegetation, trees, or other existing structures with a height of greater than 10 feet.
4. All plant material is to be supplied by a fully licensed and bonded landscape contractor. The landscape contractor shall be responsible for the selection, procurement, and installation of all plant material.
5. All plant material shall be installed in accordance with the manufacturer's instructions.
6. All plant material shall be installed in accordance with the manufacturer's instructions.
7. All plant material shall be installed in accordance with the manufacturer's instructions.
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24. All plant material shall be installed in accordance with the manufacturer's instructions.
25. All plant material shall be installed in accordance with the manufacturer's instructions.





840 Carabott Road, N

architectural
interior and exterior
space planning
landscape programming
land planning
landscape architecture
graphic design

70-DR-2005
09/15/05

FNBA Center Phase II
Scottsdale, Arizona

09/15/05
14.30P.01



D/D Corney/Redick

architectural
interior design
space planning
landscape architecture
landscape design

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FNBA Center II
Scottsdale, Arizona

03/05
10/05/05

70-DR-2005
09/15/05

ATTACHMENT #8

FNBA Center, Phase II
17500 N. Perimeter Dr.
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: FNBA Center Phase II Case 70-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DFD CornoyerHedrick with a staff receipt date of 9/15/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DFD CornoyerHedrick with a staff receipt date of 9/30/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Amec Infrastructure with a staff receipt date of 9/30/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be internal or flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural colors, materials, and finishes of the building(s).
9. *New parking canopies must match the architectural material, color, and finish of existing canopies on site.*
10. *New parking canopies, if any, shall have a minimum four-inch fascia board on all sides, the purpose of which is to screen any canopy light source from view off-site.*

Ordinance

- A. *Building height shall be revised as necessary to comply with stipulation number 3 of Zoning Case 19-ZN-2004. Written documentation from the C.O.S. Flood Plan Administrator shall be provided to set the benchmark elevation from which the height is determined.*

ATTACHMENT B

SITE DESIGN:**DRB Stipulations**

11. The applicant shall submit written evidence of utility company approval for the placement of any new transformers on site. The separation requirements of the utility company shall be a subject of that approval. Within these constraints faced by the utility company, the location, orientation, and screening shall be chosen to minimize visibility from a public vantage point.

Ordinance

- B. The development must comply with the property development standards of applicable zoning cases and the Zoning Ordinance on a lot basis. All graphic plan content, data, tabulations, and calculations shall be revised as necessary to demonstrate compliance with the all requirements on a lot basis. The resulting plan shall show property boundaries consistent with an approved land division as stipulated elsewhere herein.*
- C. Final plans shall demonstrate that the proposed F.A.R. meets the limitations of the Zoning Ordinance on a lot basis.*
- D. Final plans shall demonstrate that the proposed building volume meets the limitations of the Zoning Ordinance.*
- E. Final plans shall demonstrate that parking meets the requirements of the zoning ordinance on a lot basis, unless the documentation is provided to demonstrate that the provisions of the ordinance are met for shared or off-site parking.*
- F. Gross floor area is to the exterior face of wall. All floor area data on the site plan related to zoning compliance shall be revised to be on this basis.*
- G. Open space and frontage open space requirements are determined based on the tallest building on each lot, and per the definition of building height in the zoning ordinance. All plan data shall be revised to demonstrate conformance with open space and frontage open space, parking lot landscaping, and internal parking lot landscaping requirements on a lot basis, and consistent with the definitions of the Zoning Ordinance.*

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for bollards, sign, and parking lot canopy lighting.
14. Bollards shall have downward directed louvers, a maximum height of forty-two inches, and a lamp not exceeding 70 watts.
15. All other individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
17. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
18. Incorporate into the project's design, the following:
Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Carport Lighting:

- e. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
- 20. *A reciprocal cross-access easement shall be dedicated over and across all parking drive aisles and site drives to accommodate any future land division and related access rights.*

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 21. No exterior vending or display shall be allowed.
- 22. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 23. Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance

- H. Submittal materials disclose an illegal land division. Pursuant to Section 48-3 and 48-4, Subdivision Ordinance; the stipulations of case 19-ZN-2005; and Section 5.1800, inclusive and Article IX, Zoning Ordinance, a land division to create lots that result in compliance of the development with the Zoning Ordinance and Subdivision Ordinance shall receive Staff Approval [administrative case] prior to final plans submittal. The same land division shall receive final plans approval and be recorded with Maricopa County prior to the issuance of any permits. Finally, deeds consistent with the boundary thereby created shall be recorded to correct the existing violations of the Subdivision Ordinance prior to the issuance of any permits.*
- I. Documentation of airport review and approval shall be prior to the issuance of any permits.*
- J. An aviation hazard easement, as required by the C.O.S. Airport Staff, shall be dedicated and recorded prior to the issuance of any permits for construction.*
- K. Signs are by separate permit and approval, and are not a part of this case approval. All plan content to the contrary shall be corrected in final plans.*

RELEVANT CASES:

Ordinance

- L. At the time of review, the applicable zoning case(s) for the subject site were: 19-ZN-2005; 11-ZN-1986; and 10-ZN-1988.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 24. Site Plan, dated Sept. 30, 2005, prepared by DFD Cornoyer Hedrick, dated Sept. 30, 2005 by City Staff.
- 25. Schematic Grading Plan, dated July 19, 2005, prepared by Val-Tec Inc., dated July 26, 2005 by City Staff.
- 26. Drainage Statement, dated July 19, 2005, prepared by Val-Tec Inc., dated July 26, 2005 by City Staff.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

- 27. Proposed lot lines as shown on the Grading Plan shall require a separate submittal and approval process.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 28. A drainage report for initial phase of this project shall be provided for reference with final plan submittal.
- 29. A final drainage report shall be submitted that demonstrates compliance with drainage design and report preparation requirements as outlined in the City of Scottsdale Design Standards and Policies Manual (DS&PM).
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 30. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
 - c. Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - d. Off-site runoff must enter and exit the site as it did historically.
 - e. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

Ordinance

- M. The developer shall submit a Request for Stormwater Storage Waiver for this development. A complete Stormwater Storage Waiver form with a copy of drainage report shall be submitted to One Stop Shop for review and approval prior to final plan submittal.
- N. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- O. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

- (2) Drywells are not permitted.

P. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Perimeter Drive	Major Collector	45' Half Street	Existing	Existing	Existing
Princess Drive	Minor Arterial	55' Half Street	Existing	Existing	Existing

DRB Stipulations

31. Existing driveways on Perimeter Drive and 83rd Street provide access to this site. No additional driveways are allowed with this development.

INTERNAL CIRCULATION:

DRB Stipulations

32. The developer shall provide a minimum parking-aisle width of 24 feet.
33. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
34. Bicycle rack shall meet City of Scottsdale Standard Detail# 2285.

Ordinance

- Q. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Cross Access Easement	Will be required if a land division is requested.

DRB Stipulations

35. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
36. Vehicular Non-Access Easement:
- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Perimeter Drive and Princess Drive except at the approved driveway location.

37. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

R. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

S. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

T. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

- 38. Ten single or five double refuse enclosures, or an equivalent combination are required for this development. Final Improvement Plans shall show location of the refuse enclosures. The refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures. If proposed to use trash compactors, a written approval shall be obtained from Mark Powell, Service Coordinator, City of Scottsdale Sanitation, Phone number (480) 312-5610. A written approval shall be submitted with final plan submittal.

39. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

U. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

V. Underground vault-type containers are not allowed.

W. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

X. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

40. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

Ordinance

Y. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

Private Sewer System

41. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

42. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

Z. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

AA. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet

structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.